

## **ELEMENT 112: RESOURCES MANAGEMENT IN THE REUSE OF SURPLUS NAVY LANDS**

### **01 INTRODUCTION**

State Guide Plan Element 112, Policy Statement Resources Management in the Reuse of Surplus Navy Lands, was approved by the State Planning Council on April 12, 1979.

The statute establishing the Port Authority and Economic Development Corporation (PA&EDC) requires that projects undertaken by that body first be reviewed by the State Planning Council for conformity with the State Guide Plan (Section 42-64-14 (a) of the General Laws). This element is intended to implement this provision in a manner that will promote effective utilization of the economic development opportunity offered by Navy surplus lands.

### **02 ISSUES ADDRESSED**

The development plan adopted by the PA&EDC for the Quonset/Davisville area allocates 790 acres for general industrial or commercial development and 523 acres for petroleum-related industrial development in the Newport and Melville areas. This area of about 1,500 acres exceeds the total area classified as "prime" in the analysis of vacant land zoned for industry in 1977 (disregarding the fact that some former Navy lands will be reused for commercial development with less demanding site requirements than that for industrial reuse).

It is therefore essential that those former Navy lands that are suitable for industrial reuse and are so identified in the State Guide Plan be employed in the most effective manner possible in meeting the state's need for prime industrial sites.

If the full potential of former Navy lands to contribute to the state's economy is to be realized, the resources available to support development of these areas must be conserved and carefully allocated. Failure to do so can result in development of a small part of the available area by an operation which consumes so much of the resource base as to seriously limit or preclude optimum development of the remaining area.

### **03 OBJECTIVES**

The objectives of this element are to:

1. realize the full economic potential of the former Navy lands at Quonset Point, Davisville, Newport, and Melville with the capacities of area's natural resources; and
2. establish a procedure for review of Port Authority and Economic Development proposals in the area affected.

### **04 STRATEGY**

This element establishes procedures for the review of all Port Authority and Economic Development Corporation proposals for the reuse of the former Navy land referenced in the policy statement. The procedures are as follows:

1. Identify the resource base that is available to support the entire area in which the specific project under review may be located.

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- a. In most instances this area will be either the Quonset-Davisville area or the Newport-Melville area.
  - b. The resources to be inventoried are those necessary to evaluate the effect of a proposed project on the following:
    - 1) Social factors: labor force, housing, retail sales and services, health facilities and services, recreation, historic preservation.
    - 2) The economy: wage levels, disposable income, tax revenues.
    - 3) The environment: water supply, water quality, air quality, noise, odor, solid waste disposal, special or hazardous waste management, fish and wildlife.
    - 4) Energy: production, distribution, peak loads.
    - 5) Land use: growth patterns, soils, agriculture, wetlands, minerals extraction, flood hazards, vegetation.
    - 6) Transportation: highway (automobile, public transit, truck), air, marine, terminal facilities.
  - c. Both existing and planned resources will be considered, and will be separately identified.
2. Estimate the amount or proportion of each resource that will be consumed or impacted by the proposal. This estimate will be derived primarily from the Environmental Review Form and Sections 4 and 5 of the Socio-Economic Review Form prepared for each proposal under the agreement between the Rhode Island Port Authority and Economic Development Corporation, the Department of Environmental Management, the Coastal Resources Management Council, and the State Planning Council.
  3. Appraise the adequacy of the resource base to support the proposal under consideration, development of the area that has already occurred or is committed, planned or probable development of the area, and other demands likely to be made on the resource base by development outside of the area.
  4. Make a finding as to the suitability of the proposed project in terms of its impact upon resources available.

The results of this analysis are reported to the State Planning Council as provided by Section 3.04 of the procedures for review.